



Wilson Deegan & Associates, Inc. SURVEYORS * ENGINEERS

2309 Belair Road
 Fallston, Maryland 21047
 PHONE: (410) 893-3700

SCALE: 1" = 30'	DATE: 8/4/2011
JOB NO.: 10031	DRAWN / DESIGN BY: W.E.S.
SHEET: 1 OF 1	CHECKED BY: R.R.W.



2309 Belair Road
Fallston, Maryland 21047
PHONE: (410) 893-3700

CHECKED BY: R.R.W.



1) DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION IS TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS OR STATE HIGHWAY ADMINISTRATION FOR ALL ENTRANCES FRONTING ON COUNTY OR STATE ROADS.

2) THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRICAL DISTRIBUTION AND TELEPHONE SERVICES.

3) OWNER: EARL E. PRESTON, Jr. AND
DEBORAH L. PRESTON, CO-TRUSTEES ET AL
2228 ENGLE ROAD
FALLSTON, MARYLAND 21047/1047

4) PRIVATE SEWER/WATER NULLIFIED WHEN PUBLIC SERVICES ARE AVAILABLE.

5) ZONING: B-3

6) DEED REFERENCE: 8054/9

7) NUMBER OF LOTS: 1

8) #000 DENOTES BUILDING ADDRESS.

9) TAX MAP: 24 PARCEL: 132 GRID: 2B

10) AREA TABULATION:
TOTAL ENCLOSED AREA - 0.55 AC. or 23,917 S.F. +/-
0.03 AC. or 1,489 S.F. +/- TO BE CONVEYED FROM
PRESTON PROPERTIES LLC

II) ALL LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT LOTS AND ROAD.

12) EXISTING USE: SERVICE
PROPOSED USE: SERVICE

13) NUMBER OF EMPLOYEES: 3

14) PARKING CALCULATIONS:
 REQUIRED = 3000 S.F. @ 1 SPACE/200 S.F. = 15 SPACES
 PROVIDED = 15 SPACES
 ACCESSIBLE SPACES REQUIRED = 1 SPACE
 ACCESSIBLE SPACES PROVIDED = 1 SPACE

15) AREA CALCULATIONS:

PERCENT OF IMPERVIOUS SURFACE

EXISTING IMPERVIOUS = 17,379 S.F. / 23,917 S.F. = 72.7%

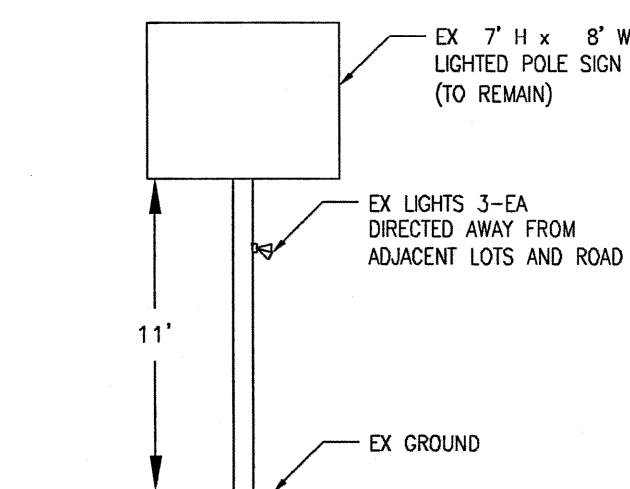
PROPOSED IMPERVIOUS = 14,978 S.F. / 23,917 S.F. = 62.6%

MAXIMUM PERCENTAGE IMPERVIOUS ALLOWED = 85%

PERCENT BUILDING COVERAGE
EXISTING BUILDING COVERAGE = 1,240 S.F. (5.7%)
PROPOSED BUILDING COVERAGE = 3,000 S.F. (13.8%)
MAXIMUM BUILDING COVERAGE ALLOWED = 35%

16) NO ADDITIONAL SIGNAGE IS PROPOSED AT THIS TIME

17) THERE IS NO 100-YEAR FLOODPLAIN ON SITE, OR ASSOCIATED WITH ROCK HOLLOW BRANCH



SIGN DETAIL
NOT TO SCALE

PLAN TYPE S
PLAN NO. 11-090
SERIES NO. 1
DATE 8/9/11
DAC/DUE 9/7/11

SITE PLAN

LAND OF
EARL AND DEBORAH
PRESTON

4045 FEDERAL HILL ROAD

FOURTH ELECTION DISTRICT HARFORD COUNTY, MARYLAND